



2 Smalley Street

Standish, Wigan, WN6 0JN

£219,995



Sapphire Homes are delighted to offer For Sale this deceptively spacious and well appointed 3 bedroom semi detached property that is located in the heart of Standish and offers close proximity to outstanding local schools, amenities within the heart of Standish and transport links including Junction 27 of the M6. In brief the accommodation comprises of entrance / hallway, lounge with modern fire and surround and to the rear elevation there is a large dining room / reception 2 with French doors leading to the enclosed rear yard and there is a separate modern fitted kitchen with integrated appliances including oven and hob, fridge, dishwasher and washing machine and there is a door leading out to the rear yard. To the first floor, the landing provides access to three well appointed bedrooms and there is a family bathroom with a modern three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and UPVC double glazed windows throughout. Externally there is a low maintenance front garden and to the rear there is off road parking for two cars, a patio enclosed garden and beyond there is an additional garden which is mainly laid to lawn with perimeter fencing and offers lots of potential. The property also boasts a brick built outbuilding / tool shed with electricity supply and the loft is also fully boarded with light and electricity offering useful additional storage. This property would be perfect for couple or small family and early internal viewings are highly recommended to appreciate in full. Offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

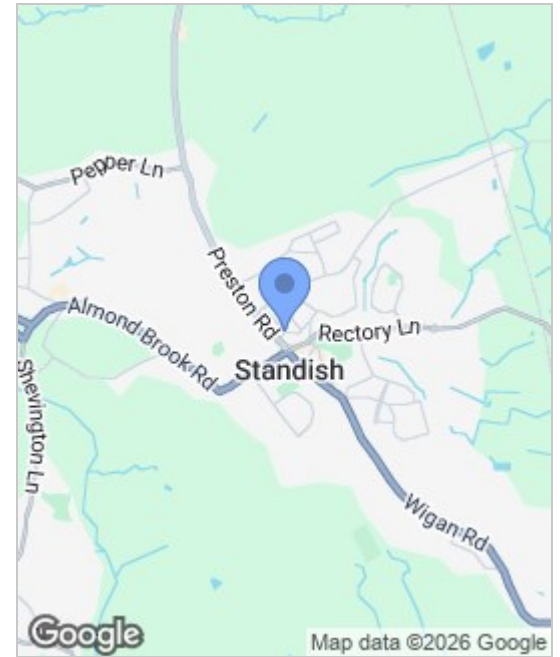
EXTERNAL

Rear Garden

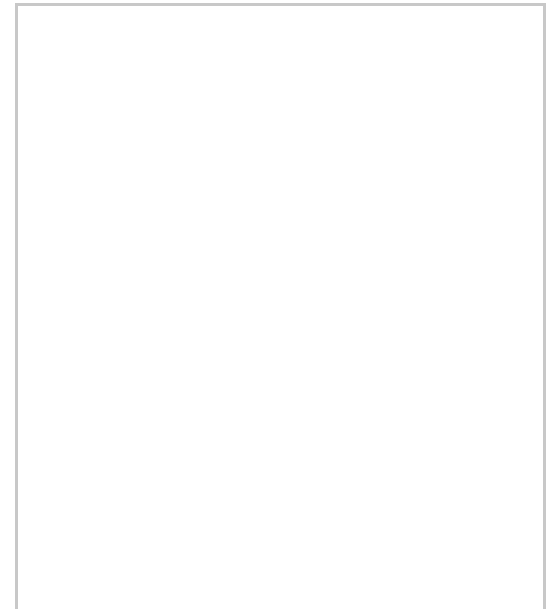
Driveway

Additional Garden Area

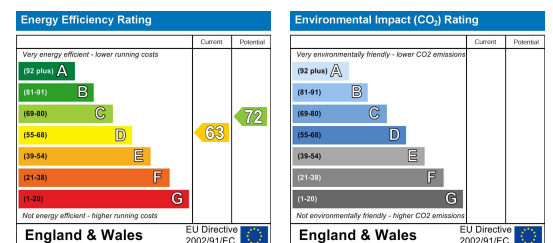
Area Map



Floor Plans



Energy Efficiency Graph



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